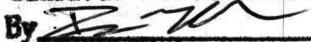


EXHIBIT 10

OF HAZZARD DECLARATION

**FILED
ALAMEDA COUNTY**

JUL 10 2023

CLERK OF THE SUPERIOR COURT
By 
Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF ALAMEDA

GARY MOUNTAIN and SUSAN
MOUNTAIN,

Plaintiffs,

vs.

DP ELECTRIC, et al.,

Defendants.

DAVID LUIS PEREZ AND DONNA PEREZ,

Cross-Complainants,

vs.

CARSON MADRONA COMPANY, LLC, et
al.,

Cross-Defendants.

AND RELATED CROSS-ACTIONS

CASE NO.: RG 17857926

ASSIGNED FOR ALL PURPOSES TO
THE HONORABLE JEFFREY S. BRAND
DEPARTMENT 22

SPECIAL VERDICT FORM

Complaint Filed: April 24, 2017
Trial Date: May 8, 2023

SPECIAL VERDICT FORM

We, the jury, answer the questions submitted to us as follows:

1. Was Carson Madrona Company, LLC negligent?

Yes _____ No _____

- 1 -

SPECIAL VERDICT FORM
Case No.: RG 17857926

If your answer to Question 1 is "yes," then answer Question 2. If your answer to Question 1 is "no," insert the number zero next to Carson Madrona Company, LLC's name in Question 11, and answer Question 3.

2. Was Carson Madrona Company, LLC's negligence a substantial factor in causing harm to David Perez?

Yes No

3. Was James L. Krasne, Trustee of the Diane Pregerson Glazer Survivor's Trust dba SanOak Management Company negligent?

Yes No

If your answer to Question 3 is "yes," then answer Question 4. If your answer to Question 3 is "no," insert the number zero next to James L. Krasne, Trustee of the Diane Pregerson Glazer Survivor's Trust dba SanOak Management Company name in Question 11, and answer Question 5.

4. Was James L. Krasne, Trustee of the Diane Pregerson Glazer Survivor's Trust dba SanOak Management Company's negligence a substantial factor in causing harm to David Perez?

Yes No

5. Was Jeremy Blanchard negligent?

Yes No

If your answer to Question 5 is "yes," then answer Question 6. If your answer to Question 5 is "no," insert the number zero next to Jeremy Blanchard's name in Question 11, and answer Question 7.

6. Was Jeremy Blanchard's negligence a substantial factor in causing harm to David Perez?

Yes No

1 7. Was Stoneledge Furniture, LLC dba Ashley Furniture Homestore negligent?

2 Yes No

If your answer to Question 7 is “yes,” then answer Question 8. If your answer to Question 7 is “no,” insert the number zero next to Stoneledge Furniture, LLC dba Ashley Furniture Homestore’s name in Question 11, and answer Question 9.

6 8. Was Stoneledge Furniture, LLC dba Ashley Furniture Homestore's negligence a substantial factor in causing harm to David Perez?

8 Yes No

9. Was David Perez Negligent?

11 _____ Yes No

If your answer to Question 9 is "yes," then answer Question 10. If your answer to Question 9 is "no," insert the number zero next to David Perez's name in Question 11 and skip Question 10.

10. Was David Perez's negligence a substantial factor in causing his own harm?

Yes **No**

If you answered "yes" to any of the above Questions **2, 4, 6, or 8**, then answer Questions **11 and 12**. Otherwise, answer no further questions, and have the presiding juror sign and date this form.

11. What percentage of responsibility for David Perez's harm do you assign to the following? Insert a percentage only for those who received a "yes" answer in Questions 1, 3, 5, 7, or 9.

Carson Madrona Company, LLC 50 % (LL)

James L. Krasne, Trustee of the Diane Pregerson Glazer

22 Survivor's Trust dba SanOak Management Company 50 % (LL)

Jeremy Blanchard 0 %

Stoneledge Furniture, LLC dba Ashley Furniture Homestore

Furniture Homestore 0 % (LL)

Stoneledge Furniture, LLC dba Ashley Furniture Homestore 0 % (LL)

25 [View document](#)

David Perez _____%
Total 100%

Total 100%

1 12. What are David Perez's damages?

2 Do not reduce the damages based on the fault, if any, of David Perez or others.

4 a. Past Noneconomic Damages \$7,000,000

6 b. Future Noneconomic Damages \$13,500,000

7 TOTAL (ALL DAMAGES) FOR DAVID PEREZ \$20,500,000

9 13. What are Donna Perez's damages for the loss of her husband David's consortium?

12 \$5,000,000

14 Dated: July 10, 2023

15 /Laura Leibowitz
SIGNATURE OF FOREPERSON

17 Laura Leibowitz _____
18 FOREPERSON (Print name)

28 SPECIAL VERDICT FORM
Case No.: RG 17857926

PROOF OF SERVICE

The undersigned certifies under the penalty of perjury under the laws of the State of California that I am over the age of eighteen years, not a party to or interested in the above-entitled action, and competent to be a witness herein. My business address is 775 San Diego Road, Berkeley, CA 94707. My electronic service address is sinjijian@comcast.net. On the date given below, I caused to be served the following documents on the following persons and in the manner listed below:

[PROPOSED] JUDGMENT ON SPECIAL VERDICT

- BY E-MAIL: this document is being served by electronic transmission only to counsel for all parties, at the email addresses they have provided, pursuant to California Code of Civil Procedure section 1010.6(e)(1), effective January 1, 2021, or an agreement. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.
 - (STATE) I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATED this 4th day of August 2023.

Sinclair

Susie Injijian

SEE ATTACHED SERVICE LIST.

1 SERVICE LIST

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3 Borton Petrini LLP
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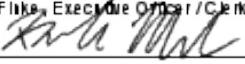
15 Jonathon J. Herzog, Esq.
16 Weston Herzog, LLP
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18 Glendale, CA 91203

19 **jherzog@westzog.com**
20 **tguedikian@westzog.com**

21 Counsel for Defendant/Cross-
22 Defendant/Cross-Complainant, Carson
23 Madrona Company, LLC

24 Counsel for Defendants/Cross-
25 Defendants/Cross-Complainants James L.
26 Krasne, as Trustee of the Guilford Glazer
27 Trust of 1984 dba San Oak Management
28 Company, and as Successor Trustee of the
29 Diane Pregerson Glazer Survivor's Trust, and
30 Defendant/Cross-Defendant Jeremy
31 Blanchard

32 Counsel for Defendants/Cross-
33 Defendants/Cross-Complainants, Stoneledge
34 Furniture, LLC; Ashley Furniture Industries,
35 Inc.

SUPERIOR COURT OF CALIFORNIA COUNTY OF ALAMEDA		Reserved for Clerk's File Stamp
COURTHOUSE ADDRESS: Rene C. Davidson Courthouse 1225 Fallon Street, Oakland, CA 94612		FILED Superior Court of California County of Alameda 08/07/2023 Chad Finke, Executive Officer / Clerk of the Court By:  Deputy B. Mercado
PLAINTIFF/PETITIONER: Gary Mountain et al		
DEFENDANT/RESPONDENT: DP Electric et al		
CERTIFICATE OF ELECTRONIC SERVICE CODE OF CIVIL PROCEDURE 1010.6		CASE NUMBER: RG17857926

I, the below named Executive Officer/Clerk of the above-entitled court, do hereby certify that I am not a party to the cause herein, and that on this date I served one copy of the Judgment on Special Verdict entered herein upon each party or counsel of record in the above entitled action, by electronically serving the document(s) from my place of business, in accordance with standard court practices.

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Susie Injijian
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 sinjijian@comcast.net

Chad Finke, Executive Officer / Clerk of the Court

Dated: 08/07/2023

By:



B. Mercado, Deputy Clerk

1
2 **PROOF OF SERVICE**
3

4 The undersigned certifies under the penalty of perjury under the laws of the State of California that I am
5 over the age of eighteen years, not a party to or interested in the above-entitled action, and competent to
6 be a witness herein. My business address is 775 San Diego Road, Berkeley, CA 94707. My electronic
7 service address is sinjijian@comcast.net. On the date given below, I caused to be served the following
8 documents on the following persons and in the manner listed below:

9 **NOTICE OF ENTRY OF JUDGMENT**
10

- 11 BY E-MAIL: this document is being served by electronic transmission only to counsel for all
12 parties, at the email addresses they have provided, pursuant to California Code of Civil
13 Procedure section 1010.6(e)(1), effective January 1, 2021, or an agreement. I did not receive,
14 within a reasonable time after the transmission, any electronic message or other indication that
15 the transmission was unsuccessful.
16 (STATE) I declare under penalty of perjury under the laws of the State of California that the
17 foregoing is true and correct.

18 DATED this 7th day of August 2023.



19

20 Susie Injijian
21 Attorney for Cross-Complainants
22 DAVID LUIS PEREZ and DONNA PEREZ
23
24
25
26
27

28 SEE ATTACHED SERVICE LIST.

1 SERVICE LIST

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Counsel for Defendant/Cross-Defendant/Cross-Complainant, Carson Madrona Company, LLC

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